



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

42 March 19, 2019

CELIA ZAVALA
EXECUTIVE OFFICER

March 19, 2019

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CONSTRUCTION CONTRACT
BUSINESS OUTREACH AND TECHNICAL SERVICES CORE SERVICE AREA
PUBLIC WORKS HEADQUARTERS
VISITORS PARKING LOT RECONSTRUCTION PROJECT
APPROVE CAPITAL PROJECT
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
CAPITAL PROJECT NO. 89112
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the Public Works Headquarters Visitors Parking Lot Reconstruction project, approve the project budget and Appropriation Adjustment, and authorize Public Works to deliver the project using a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Public Works Headquarters Visitors Parking Lot Reconstruction project exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Approve the Public Works Headquarters Visitors Parking Lot Reconstruction project, Capital Project No. 89112, with a total project budget of \$3,690,000.

3. Approve the Appropriation Adjustment to transfer \$3,690,000 from the Los Angeles County Flood Control District Fund in Services and Supplies to the proposed Capital Projects/Refurbishment Budget, Capital Project No. 89112, to fully fund the Public Works Headquarters Visitors Parking Lot Reconstruction project.

4. Authorize the Director of Public Works or his designee to deliver the Public Works Headquarters Visitors Parking Lot Reconstruction project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the proposed Public Works Headquarters Visitors Parking Lot Reconstruction project exempt from the California Environmental Quality Act (CEQA), approve the capital project, approve the project budget and Appropriation Adjustment, and authorize Public Works to deliver the project using a Board-approved Job Order Contract (JOC).

Project Background and Description

Public Works Headquarters is located on Fremont Avenue in Alhambra, California, and was purchased by the County in 1985. The Public Works Headquarters consists of a Main Tower and Annex building. There are 10 acres of surface parking and a two-story parking garage that provide a total of 1,982 parking stalls. The visitors and Americans with Disabilities Act (ADA) accessible parking stalls are located in the front of the Main Tower and consists of 197 spaces in approximately 1.5 acres.

Since the purchase of the Public Works Headquarters over 30 years ago, there has been only routine maintenance carried out in the parking lot to accommodate ADA accessible parking spaces and three electrical charging stations. There is a current need to reconstruct the parking lot due to a variety of existing conditions such as cracks, potholes, and uneven surfaces. These conditions are the result of years of wear and tear, as well as soil settlement beneath the parking lot. The Public Works Headquarters Visitors Parking Lot Reconstruction project proposes to reconstruct the visitors parking lot by removing and replacing the existing asphalt and base, reconfiguring parking stalls for landscaping and restriping, removing and installing new security cameras, and new energy efficient lights.

On November 1, 2018, the Board approved ISD's request to contract with SunPower Corporation for a Power Purchasing Agreement to install, operate, and maintain solar panels at four County facilities. Public Works Headquarters was one of the four selected facilities. The proposed solar panels are designed to be installed at the visitors parking area at the front of the Main Tower. Plan review for the solar panels installation is almost complete, and construction is tentatively planned to begin in July 2019.

Public Works proposes that the Visitors Parking Lot Reconstruction project precede the installation of the solar panels because it would be both costly and too difficult to reconstruct the lot after the solar panels are installed. Specifically, the minimum clearance below the solar panel is designed at 12 feet. Therefore, heavy equipment conventionally used to reconstruct parking lots will not be able to be used after the solar panels are installed.

The Visitors Parking Lot Reconstruction project will also include installation of an electrical duct bank in preparation for the installation of the SunPower solar panels, irrigation systems, and redesign of the existing ADA path of travel to the entrance of the Main Tower.

Public Works will use Board-approved, on-call consultants to complete the design and obtain all the necessary jurisdictional approvals. Upon the Board's authorization, reconstruction of the parking lot will be completed using a Board-approved JOC. It is anticipated that the reconstruction of the visitors parking lot and installation of the solar panels will begin in April 2019 and be completed in August 2019.

Green Building/Sustainable Design Program

The project consists of repair and reconstruction of a parking lot. The scope of work for the project does not make it feasible to upgrade the building to be Leadership in Energy and Environmental Design certified level to meet the Board's December 20, 2016, policy. The proposed project will support the Board's Policy for Green Building/Sustainable Design Program by recycling disposable material; incorporating energy efficient products during construction; incorporating native, drought-tolerant landscaping; and potential reuse of storm water for landscape irrigation.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provisions of Strategy II.2, Support the Wellness of our Communities, and Objective II.2.2, Expand Access to Recreational and Cultural Opportunities, and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, and Objective III.3.2 Manage and Maximize County Assets. The recommended actions support the Strategic Plan by investing in public infrastructure that will enhance cultural and recreational opportunities for County staff and visitors and improve the operational effectiveness of an existing County asset.

FISCAL IMPACT/FINANCING

There is no impact to the County General Fund.

The total project cost, including plans and specifications, plan check, consultant services, construction costs, change order contingency, and County services, is currently estimated at \$3,690,000.

Following the Board's approval of the enclosed Appropriation Adjustment, \$3,690,000 will be transferred in Fiscal Year 2018-19 from the County of Los Angeles Flood Control District Fund in Services and Supplies to the Capital Projects/Refurbishment Budget, under Capital Project No. 89112 to fully fund the proposed project.

Operating Budget Impact

Public Works does not anticipate any one-time, start-up costs or an increase in ongoing maintenance and operational costs following completion of the project.

The Flood Fund will finance the total cost of the project, which will be distributed to various Public Works' Funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy amended on August 11, 2015, the project budget is exempt from the Civic Art fund and includes no allocation as the project provides for repair and resurfacing of the existing visitors parking lot and is an exception under paving.

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy adopted on September 6, 2016, the project will include a best efforts goal that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents. The "Targeted Worker" component will not be included as part of the project.

ENVIRONMENTAL DOCUMENTATION

The proposed project to reconstruct the visitors parking lot is categorically exempt from CEQA. The work consists of reconstructing the existing visitors parking lot and by removing and replacing the existing asphalt and base, reconfiguring parking the parking stalls for landscaping and restriping, removing and installing security cameras and new energy efficient lighting at the Public Works Headquarters. The proposed project is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets criteria set forth in Sections 15301 (a), (c), (d), (f), (h), and (l), and 15302 (b) and (c), and 15304 (a), (b), and (f) of the State CEQA Guidelines, and Classes 1(c), (d), (f), (h), and (i); 2(a) and (e); and 3(b) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed project provides for reconstruction of the existing parking lot, minor alterations to the existing facility, installation of new small equipment and accessory structures with negligible or no expansion of an existing use and where replacement features will have the same purpose and capacity. Additionally, based on the records of the proposed project, it will comply with all applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways listing on a hazardous waste list compiled pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable based on the project records.

Upon the Board's approval of the project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the CEQA Guidelines.

CONTRACTING PROCESS

Public Works utilized Board-approved, on-call consultants to complete the design and construction documents for the project. Upon the Board's authorization, construction of the repairs will be completed using a Board-approved JOC.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects.

The Public Works Headquarters building will remain open to the public during construction, and the contractor will be required to coordinate construction activities with the County to minimize disruption of facility operations and to maintain public access. The project budget includes provisions to lease parking for employees at neighboring parking lots to make up for parking spaces displaced during construction. Visitor and ADA parking will be accommodated with onsite parking.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA

Director

MP:AM:mae

Enclosures

c: Arts Commission
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office

PINK

BA FORM 03/13

BOARD OF
SUPERVISORS
OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S.
NO. 690

DEPARTMENT OF PUBLIC WORKS

March 19, 2019

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2018 -19

3 - VOTES

SOURCES

PUBLIC WORKS -FLOOD CONTROL DISTRICT
B07 - PW - 2000 - 47000
SERVICES AND SUPPLIES
DECREASE APPROPRIATION \$3,690,000

USES

CP -PUBLIC WORKS -FLOOD
DPW HQR VISITORS PARKING RECONSTRUCTION PROJECT
B07- CP - 6014 - 65032 - 89112
CAPITAL ASSETS -BUILDING & IMPROVEMENTS
INCREASE APPROPRIATION \$3,690,000

SOURCES TOTAL: \$ 3,690,000

USES TOTAL: \$ 3,690,000

JUSTIFICATION

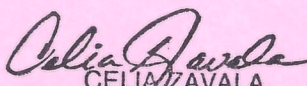
The appropriation adjustment will provide funding for the Public Works Visitors Parking Lot Reconstruction project CP No. 89112, in the amount of \$3,690,000 funded by the Flood Control District, Services and Supplies.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES


AUTHORIZED SIGNATURE ANGELICA COBIAN, Chief B/FMD

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

42 MAR 19 2019


CELIA ZAVALA
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR ---☐ ACTION☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY

B.A. NO.

189

BY

March 7 20 19

☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

Mar 8, 20 19